



For more information please visit www.117ParkhurstBoulevard.com

your BEST MOVE

Our mission is simple: provide every client with a full service real estate experience that exceeds all expectations. We do so with a team of passionate and dedicated professionals who are unwavering in their commitment to you and your satisfaction.



**CAILEY HEAPS ESTRIN
HEATHER HEAPS**

SALES REPRESENTATIVES

416.424.4910 / OFFICE

HeapsEstrin.com / WEB

Cailey@HeapsEstrin.com / EMAIL

**HEAPS
ESTRIN**
REAL ESTATE TEAM

JOIN THE "STAY IN THE LOOP" EMAIL LIST ON OUR WEBSITE FOR EARLY ACCESS TO LISTINGS, BLOGS AND CONTESTS.

ROYAL LEPAGE REAL ESTATE SERVICES, HEAPS ESTRIN TEAM, BROKERAGE / INDEPENDENTLY OWNED & OPERATED

**HEAPS
ESTRIN**
REAL ESTATE TEAM

117 PARKHURST BOULEVARD

This well renovated home is located in highly desirable South Leaside on an oversized 26 by 130 foot south lot. Open concept living and dining rooms, updated kitchen, walkout from kitchen to large deck overlooking the private garden. Three bedrooms, renovated second floor bathroom. Rare, private driveway. Walking distance to the amenities of Bayview Avenue. Excellent school district. Good access to public transportation.

*For Royal LePage Real Estate Services, Heaps Estrin Team. All information and statements contained herein, provided by Royal LePage Real Estate Services, Heaps Estrin Team regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice. Taking care to preserve the environment with 100% recycled paper and powered by Bullfrog Power, Canada's 100% green electricity provider.

FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Bright, well renovated home
- Open concept living and dining room
- Stunning second floor bathroom, newly renovated
- Walkout from kitchen to large deck
- Finished lower level with two piece bathroom, shower and separate entrance
- Spacious garden shed
- Rare, private driveway
- Lovely south facing landscaped backyard with large deck
- Well located in South Leaside
- Excellent school district: Bessborough Drive Elementary and Middle School and Leaside High School
- Walking distance to Trace Manes Park, library and all of the amenities of Bayview Avenue
- Good access to public transportation

IMPROVEMENTS:

- Renovated second floor bathroom (2016)
- New lower level laundry room with shower (2015)
- New back deck (2012)
- Attic insulated (2008)
- New furnace and air conditioning system (2008)

ADDITIONAL INFORMATION:

Inclusions: Frigidaire fridge, LG stainless steel stove, Bosch stainless steel dishwasher, Samsung front load washer, Whirlpool front load dryer, all window coverings, electric fireplace, all electric light fixtures, storage shed in backyard, split system air conditioning system and equipment and gas boiler and equipment.

Exclusions: None.

Rental Items: Hot water tank.
Lot Size: 26 feet by 130 feet.
Drive: Private driveway – parking for 2-3 cars.
Heating: Hot water gas.
Cooling: Split system air conditioning system and equipment.
Taxes: \$4,836.45 (annual 2016).
Possession: 30-60 days or to be arranged.

OFFERED FOR SALE AT \$1,095,000

MAIN FLOOR

Foyer

- Hardwood floor
- Closet

Living Room

- Hardwood floor
- Electric fireplace with wood mantle
- Crown moulding
- Custom window coverings
- Built-in bookshelves and storage
- Open to dining room
- Large windows overlooking front garden

Dining Room

- Hardwood floor
- Crown moulding
- Custom window coverings
- Custom built-in storage
- Open to living room
- Overlooks back deck

Kitchen

- Hardwood floor
- Pantry
- Tile backsplash
- Undermount lighting
- Cookbook shelf
- Overlooks and walkout to deck and garden







SECOND FLOOR

Master Bedroom

- Hardwood floor
- Large double closet with built-in organizers
- Custom window coverings
- Large windows overlooking front garden

Second Bedroom

- Hardwood floor
- Large window overlooking backyard

Third Bedroom

- Wood laminate floor
- Closet with built-in shelves
- Large window overlooking backyard

Renovated Four Piece Bathroom

- Hexagon marble floor
- Shower/tub combination with subway tile surround and marble niche
- Pedestal sink
- Wall sconce

Built-in Linen Closet

LOWER LEVEL

(Separate Entrance)

Recreation Room

- Laminate wood floor
 - Pot lights
- Wall to wall built-in storage
- Above grade window

Two Piece Bathroom

Laundry Room

- Tile floor
 - Double closet
 - Pot lights
 - Laundry sink
- Front load washer and dryer
- Built-in storage shelves
 - Shower
- Above grade window

Utility Room

- Concrete floor

Storage Under Stairs

